In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Ross and Suzanne Lloyd

Agent Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, CH3 8EG

Reference P/2026/0548

Date Received 24/08/2026

Decision Date 28/10/2026

Town and Country Planning Act, 1990

Location of Application

CAE HOVAH COTTAGE, WERN, BERSHAM, WREXHAM, LL14 4LU

Description of Application

ESTYNIAD DEULAWR I GEFN YR EIDDO/ TWO STOREY REAR EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking
EC 11 - Archaeology

Revision	Date	Description of Decision
0	28/10/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Site Location Plan 360/CHW/FE/003 Rev C
• Proposed Block Plan 360/CHW/FE/005 Rev D
• Proposed Plans 360/CHW/FE/003 Rev E
• Proposed Elevations Sheet 1 360/CHW/FE/004 Rev E
• Proposed Elevations Sheet 2 360/CHW/FE/005 Rev E
• SUPPORTING PLANNING STATEMENT PAL Ref: PAL/6068 August 2026
• switchecology Bat Survey Reference – 20260057
• GREEN INFRASTRUCTURE STATEMENT

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as outlined within the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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5. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works associated with the extension so that a scheme of archaeological monitoring and recording can be conducted. The archaeological monitoring and recording must meet the standards laid down by the relevant Chartered Institute for Archaeologists Standard and Guidance and will be completed in accordance with a written scheme of investigation, which has been approved in advance by the Planning Authority.

   A copy of the resulting report should be submitted to the Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Planning Authority project data must be submitted and approved for inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan..

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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5. To secure preservation by record of any archaeological remains which may be revealed during the consented development in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council